

LOT 6
BLOCK 18
SECTION 2
ELKINS LAKE
611 HILLCREST DR
HUNTSVILLE, TEXAS 77340



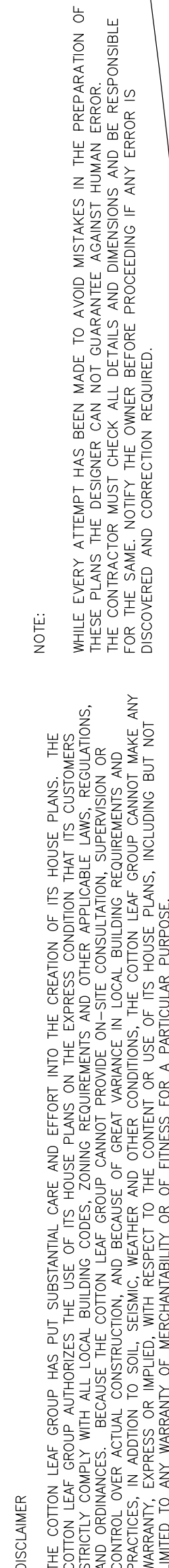
THE BIDDER SHOULD VERIFY ALL DRAINAGE REQUIREMENTS & CONDITIONS PRIOR TO STARTING PROJECT.

THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO CONSTRUCT THIS STRUCTURE. THIS MEANS THAT THE PLANS MUST BE READ CAREFULLY AND CHECKED COMPLETELY BY THE GENERAL CONTRACTOR OR SUBCONTRACTOR IN AUTHORITY FOR THE JOB. ANY DISCREPANCY, ERROR AND/OR OMISSIONS WILL BE BROUGHT TO THE ATTENTION OF DESIGNER PRIOR TO COMMENCING CONSTRUCTION, WORK, OR PURCHASES.

ALL CODES, ORDINANCES, AND REQUIREMENTS OF FEDERAL, STATE AND LOCAL LAWS PRECEDE OVER ANY PART OF THESE DOCUMENTS WHICH MAY CONFLICT WITH ANY OF THE REQUIRENCIES AND/OR REGULATIONS AND MUST BE ADHERED TO BEFORE AND DURING CONSTRUCTION.

THESE PLANS AND THEIR USE ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED, USED FOR OTHER CONSTRUCTION

DIMENSIONS SHOWN ON THE FLOOR PLANS ARE NOMINAL. SLIGHT FIELD ADJUSTMENTS MAY BE NECESSARY TO ALLOW FOR ACTUAL MATERIAL SIZES AND PRACTICALITY OF CONVENTIONAL CONSTRUCTION METHODS. DETAILS AND NOTES NOT PROVIDED WITH THESE PLANS SHOULD BE PROVIDED WITH THESE DRAWINGS BY THE MFG. SUPPLIER OR INSTALLATION CONTRACTOR SPECIFICALLY RELATED TO THAT PARTICULAR PHASE OF CONSTRUCTION

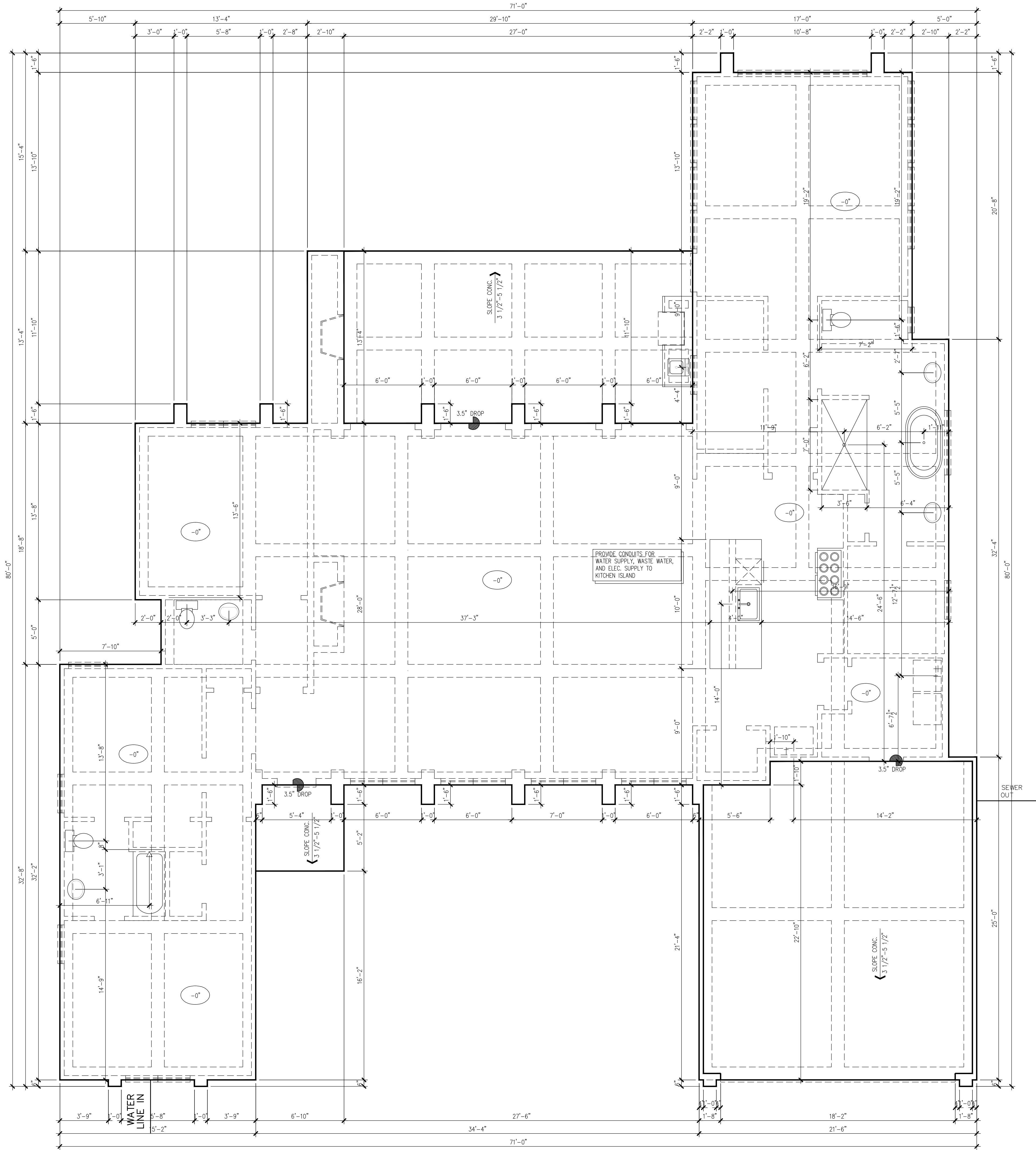


PREPARED FOR:

*CUSTOM HOME DESIGN FOR
611 HILLCREST DR
HUNTSVILLE, TEXAS 77340*

3021 Spindletree Lane
Brookshire, TX 77423
713.269.6078

Designer/Owner
Leslie D Placide
713.269.6078
lmdplacide@gmail.com



FORM PLAN NOTES:

- ENGINEER OF RECORD IS TO PROVIDE ALL FOUNDATION & STRUCTURAL DETAILS AS REQ'D.
- ENGINEER IS TO PROVIDE & SIZE ALL STRUCTURAL BEAMS AS REQ'D. SEE ENGINEER'S DRAWINGS FOR DETAILS.
- THIS DRAWING REPRESENTS FORM SET ONLY. SHOULD THERE BE ANY VARIATIONS IN DIMENSIONS, BUILDER/CONTRACTOR IS TO CONTACT THE DESIGNER BEFORE PROCEEDING WITH ANY FIELD WORK.
- FOUNDATION (FINISH FLOOR ELEVATION) R401.5 2021 IRC AMENDMENTS: THE FOUNDATION FINISHED FLOOR SHALL BE NOT LESS THAN 12" ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM. IF NO SANITARY SEWER IS PROVIDED THE FINISHED FLOOR SHALL BE NOT LESS THAN 4" ABOVE THE CROWN OF THE STREET.

-0" = MAIN RESIDENCE FINISH FLOOR

ALL BEAMS 12X24 W/4-\$4 REBAR
IN BEAMS AND #3 REBAR ON
SURFACE AT 16" O.C.

NOTE:
WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THESE PLANS, THE DESIGNER MAKES NO WARRANTY, EXPRESS OR IMPLIED, THAT THE CONTRACTOR WILL BE ABLE TO CONSTRUCT THE PROJECT ACCORDING TO THE PLANS. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. NOTIFY THE OWNER BEFORE PROCEEDING IF ANY ERROR IS DISCOVERED AND CORRECTION REQUIRED.

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FORM PLAN

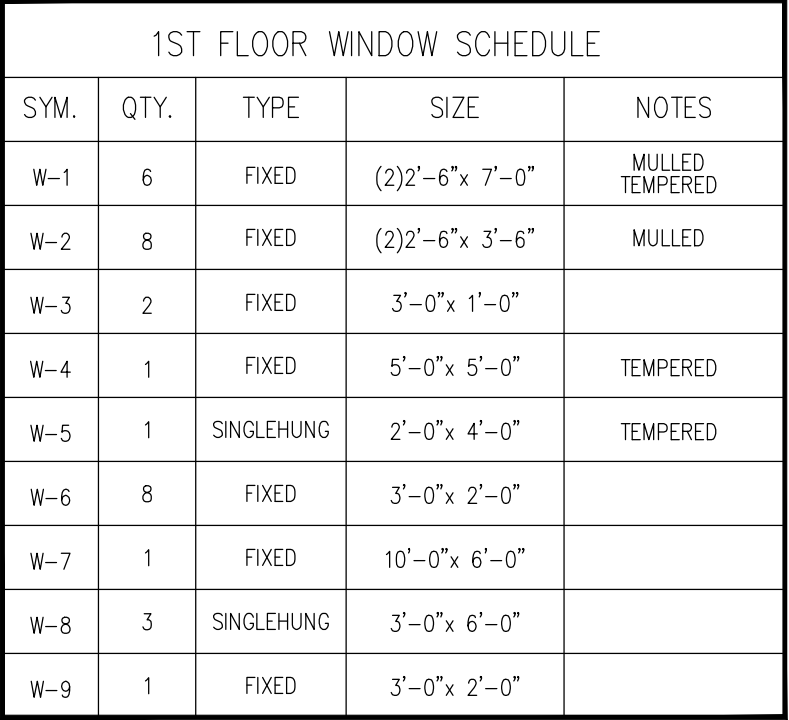
ALL ANGLES 45° U.O.N.

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Sheet No.
A-1.0
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CLEAR SPAN	ANGLE SIZE
5'-0" OR LESS	3 1/2" X 3 1/2" X 5/16"
6'-0" OR LESS	4" X 3 1/2" X 5/16"
7'-0" OR LESS	4" X 3 1/2" X 5/16"
8'-0" OR LESS	5" X 3 1/2" X 5/16"
9'-0" OR LESS	5" X 3 1/2" X 3/8"
10'-0" OR LESS	6" X 3 1/2" X 3/8"

SQUARE FOOTAGES:	
1ST. FLOOR	2622
TOTAL LIVING AREA	2622
2 CAR GARAGE	522
FRONT PORCH	45
COVERED PATIO	133
TOTAL COVERED AREA	3322
UNCOVERED PATIO	265

ALL ANGLES 45° U.O.N.

1. NAME: _____

2. OF THE MECH. _____

3. WALLS SIDE _____

4. RD (34" _____

5. TER _____

6. DOUBLE _____

7. 24" X _____

8. SHALL _____

9. IF A _____

10. BY THE _____

11. OR NOT _____

12. PAGE _____

13. OF _____

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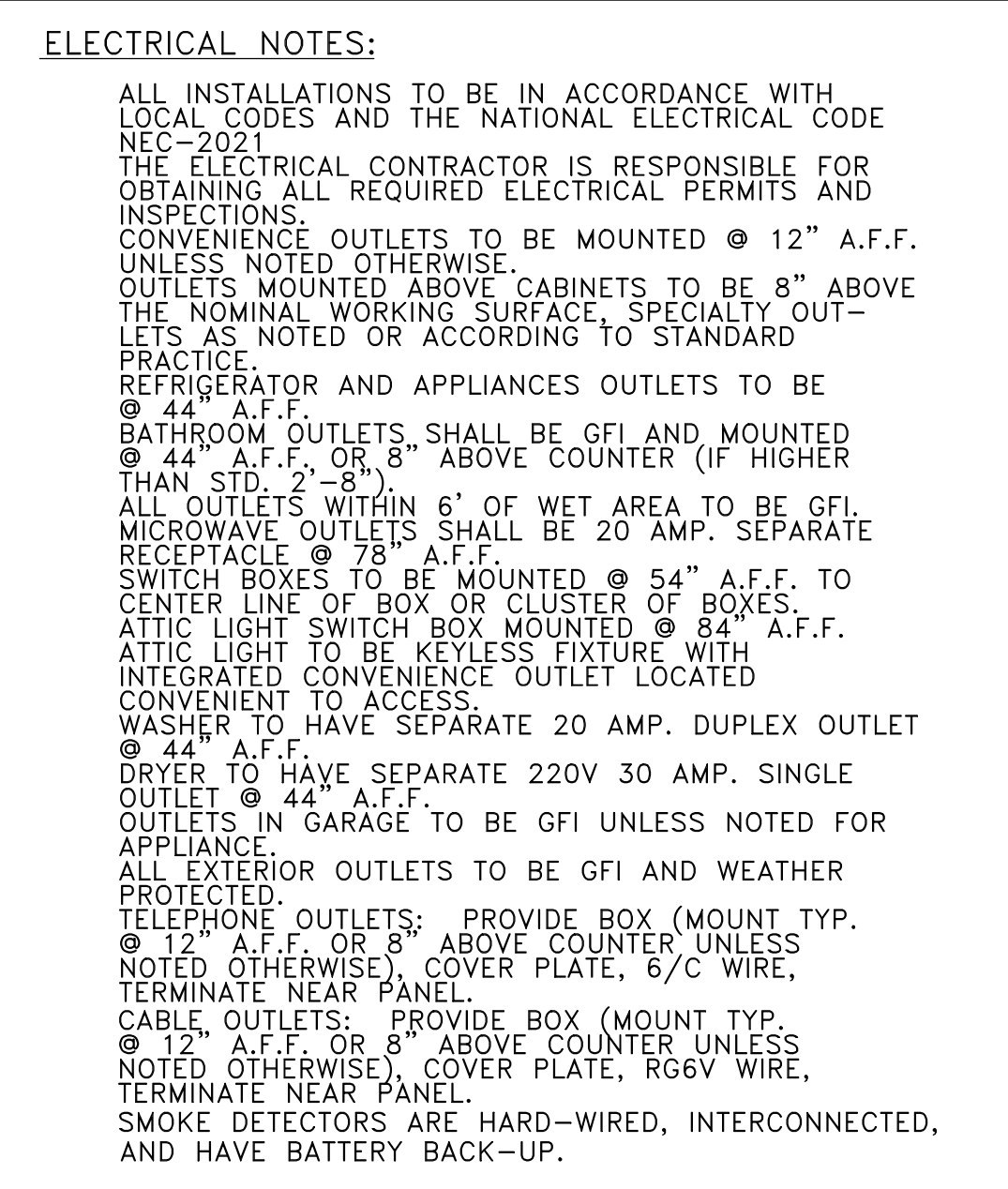
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LEGEND			
	SINGLE POLE SWITCH		BATH EXHAUST
	3 WAY SWITCH		WP WATER PROOF DUPLEX
	4 WAY SWITCH		S MOKE DETECTOR
	110V DUPLEX		CS CARBON/SMOKE
	220V DUPLEX		O DOME LIGHT
	ABOVE COUNTER DUPLEX		S SUSPENDED INCANDESCENT
	CEILING FAN		WALL MOUNT INCANDESCENT
	GFI GROUND FAULT INTERRUPT		R RECESSED LIGHT
	GARAGE DOOR OPENER		INCANDESCENT VANITY
			P PENDENT LIGHT
			W WALL SCONCE
			CHIMES
			DOOR BELL
			SP SPEAKER
			T THERMOSTAT
			A ALARM PAD
			C CAMERA
			FLOOD/MOTION LIGHT



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DISCUSSION

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Date 01/30/2026								
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Sheet No. A3.0								
File No.								

1. WINDOWS (SILLS HEIGHT) R312.2.1 (2021) IRC. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4-INCH- DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR.
2. WINDOWS (OPENING CONTROL DEVICES) R312.2.2 (2021) IRC. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090, THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.1.1.
3. WINDOWS (ESCAPE & RESCUE) R310.1.1 (2021) IRC. ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL NOT BE LESS THAN 20 INCHES, AND THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL NOT BE LESS THAN 24 INCHES. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
4. OPERABLE WINDOWS WHERE THE SILL PORTION OF THE OPENING IS LOCATED MORE THAN 75 FEET (22.86M) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2006.

NOTE: WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THESE PLANS THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. NOTIFY THE OWNER BEFORE PROCEEDING IF ANY ERROR IS DISCOVERED AND CORRECTION REQUIRED.

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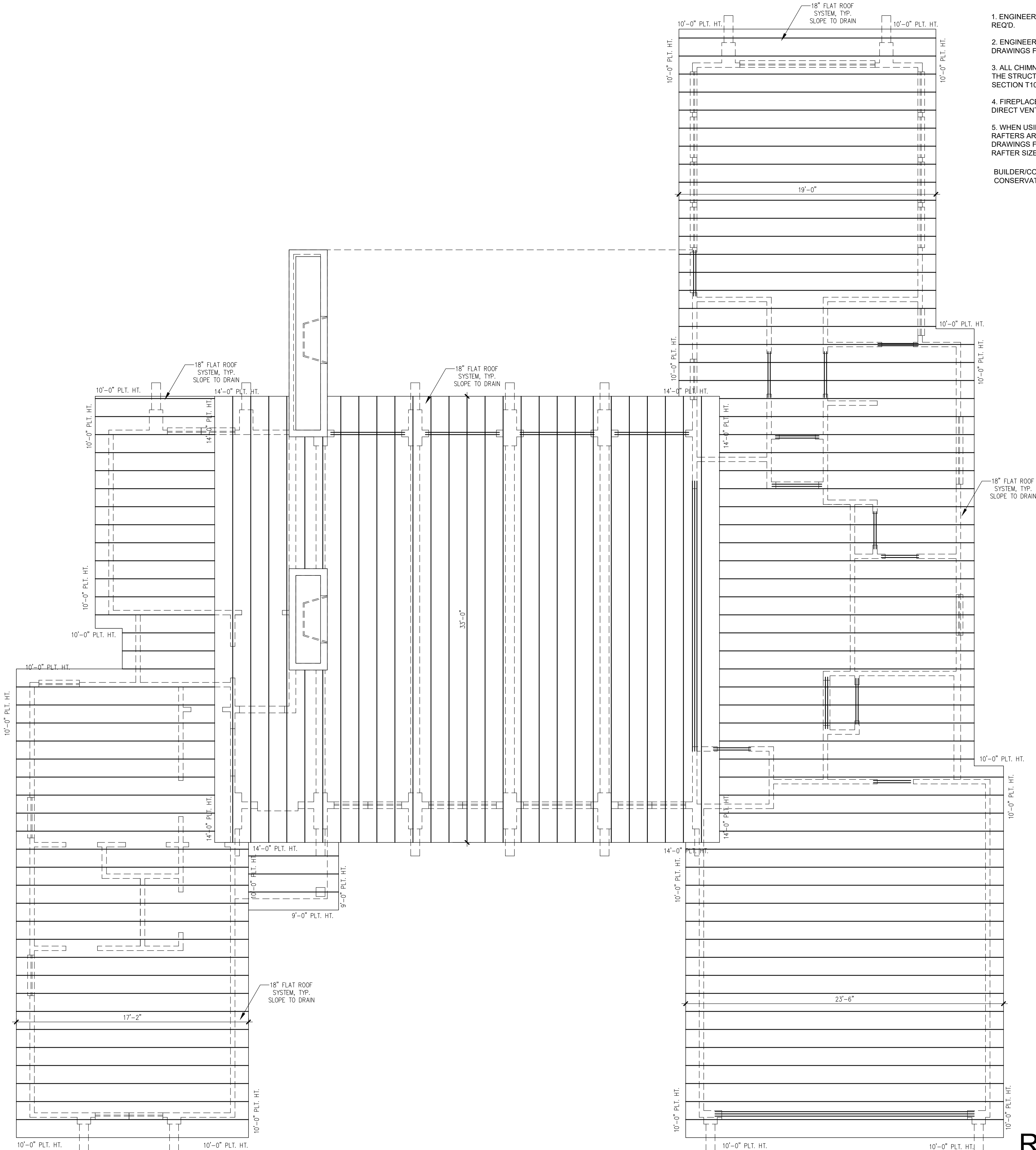
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3. WINDOWS (ESCAPE & RESCUE) R310.1.1 (2021) ICR. ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL NOT BE LESS THAN 20 INCHES, AND THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL NOT BE LESS THAN 24 INCHES. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.
4. OPERABLE WINDOWS WHERE THE SILL PORTION OF THE OPENING IS LOCATED MORE THAN 75 FEET (22.860M) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2006.

NOTE:
TOP OF SLAB SHALL BE NO HIGHER THAN 12" ABOVE HIGHEST
POINT OF THE SURROUNDING UNDISTURBED SOIL WITHIN THE
BUILDABLE AREA.

[illegible]

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ROOF PLAN NOTES:

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- ENGINEER IS TO PROVIDE & SIZE ALL STRUCTURAL BEAMS AS REQ'D. SEE ENGINEER'S DRAWINGS FOR DETAILS.
- ALL CHIMNEYS ARE TO EXTEND A MINIMUM OF 2'-0" FEET ABOVE THE HIGHEST POINT OF THE STRUCTURE & SHOULD BE WITHIN A 10'-0" RADIUS OF THE CHIMNEY VENT. 2021 I.R.C. SECTION T1003.1
- FIREPLACE DIRECT VENT (OPENING) TABLE 302.1 2021 IRC LOCATION OF FIREPLACE. DIRECT VENT TERMINAL SHALL NOT BE LOCATED LESS THAN 3' TO THE PROPERTY LINE.
- WHEN USING COMPOSITION SHINGLE, RAFTERS ARE TO BE 2x6 @ 16" O.C. (U.N.O.) & ALL RAFTERS ARE TO BE 2x8 @ 16" O.C. WHEN USING TILE ROOFING (U.N.O.). SEE ENGINEERING DRAWINGS FOR PURLIN LOCATIONS & DETAILS OR IF THERE SHOULD BE A CHANGE IN RAFTER SIZES DUE TO MATERIALS, LOADS, OR CONDITIONS.

BUILDER/CONTRACTOR IS TO VERIFY THAT ALL CURRENT 2021 INTERNATIONAL ENERGY CONSERVATION CODES ARE MET ACCORDINGLY.

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ROOF PLAN

ALL ANGLES 45° U.O.N.

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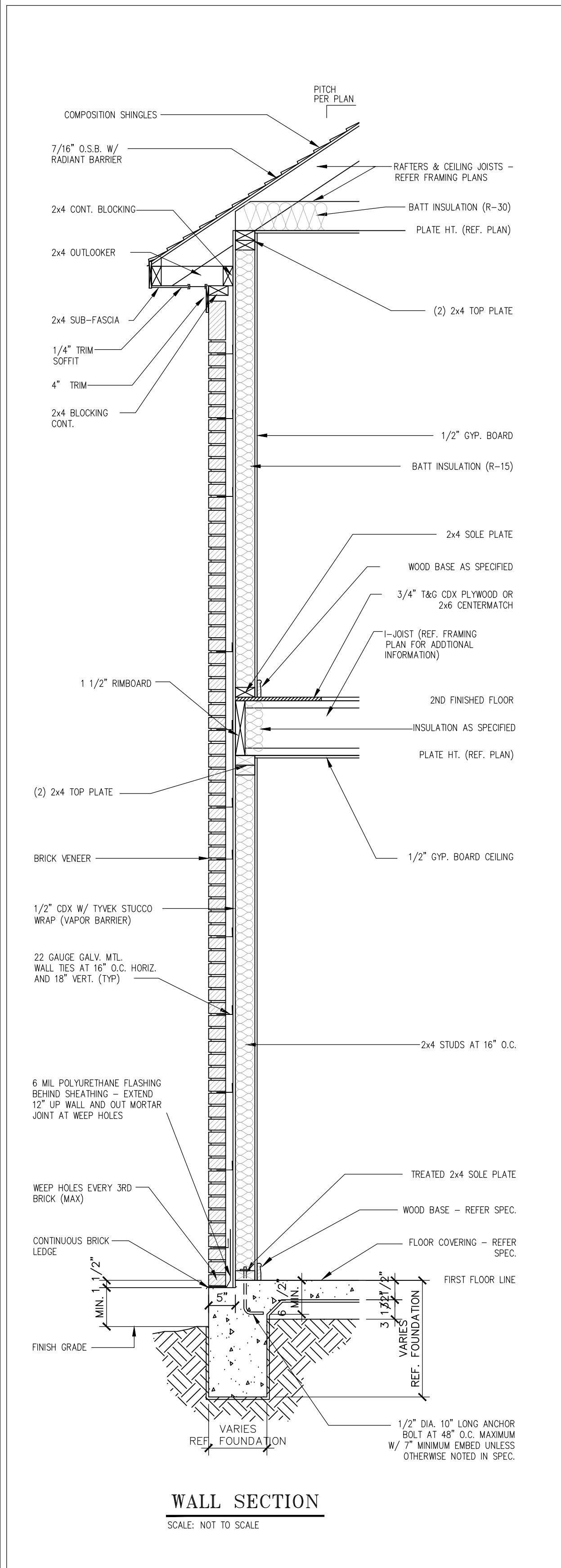
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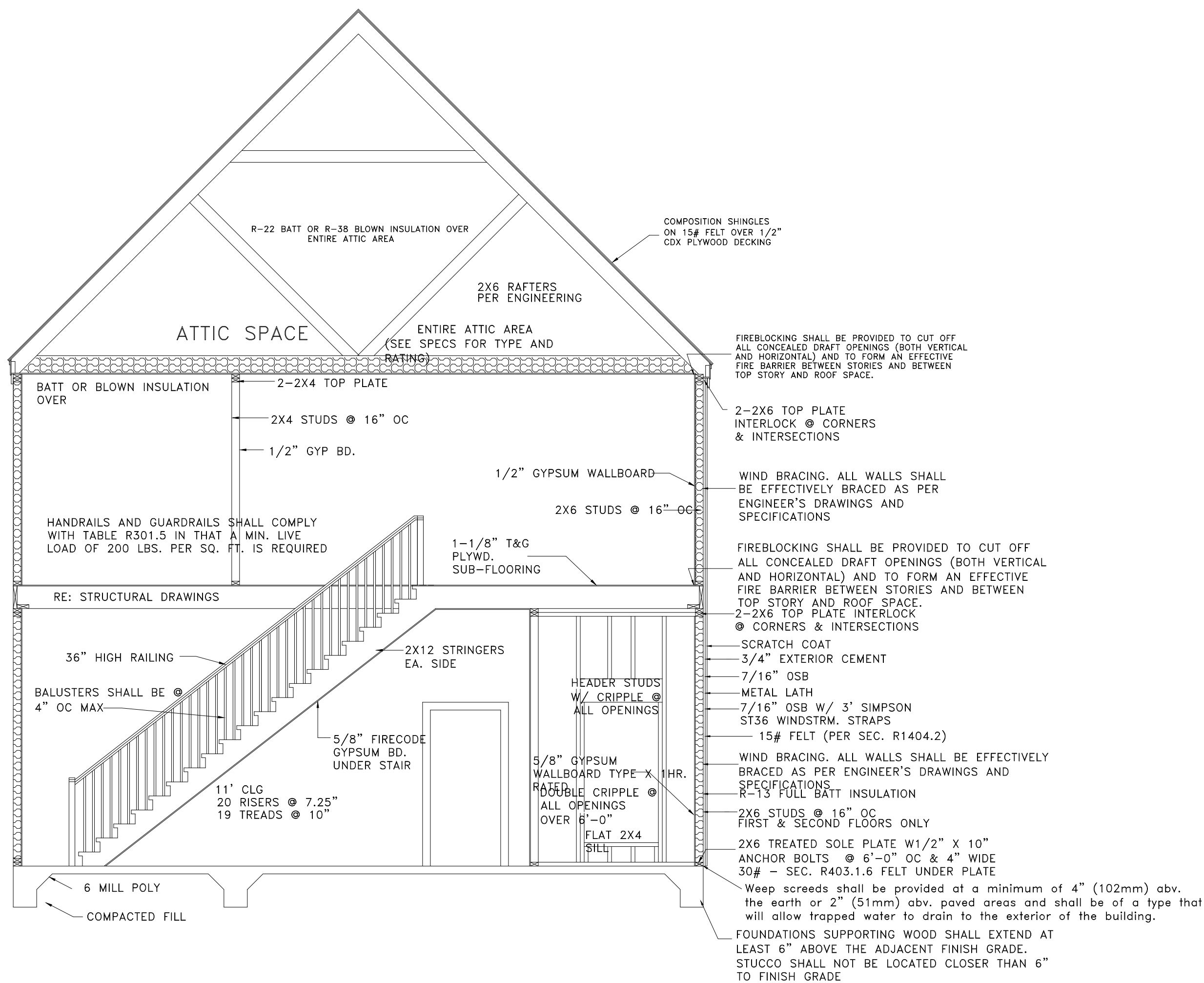
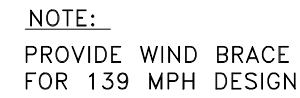
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NOTES:

1. WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.
2. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOREYS, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED INWOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
FOR EXTERIOR WALLS, FIREBLOCKING SHALL BE PROVIDED AT THE TOP OF THE WALL, AND AT THE BOTTOM OF THE WALL, WHERE THE WALL MEETS THE FOUNDATION. THE WALL SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION.
3. PLANS SHALL INCLUDE STAIR DETAILS, DIMENSIONS & NOTES THAT VERIFY COMPLIANCE WITH THE FOLLOWING APPLICABLE CODE REFERENCES:
STAIR (RISE,RUN) R311.5.3 2021 IRC
4. STAIR MAXIMUM RISE HEIGHT SHALL BE 7 3/4 INCHES AND THE MINIMUM WIDTH FOR TREADS SHALL BE 10 INCHES.



TYPICAL BUILDING SECTION

SCALE: $1/8'' = 1'-0''$

USE	LIVE LOAD
Uninhabitable Attics without storage	10
Uninhabitable Attics with limited storage	20
Habitable Attics & Attics with fixed stairs	30
Exterior balconies & Decks	40
Fire Escapes	40
Guardrails and handrails	200
Guardrails in-fill components	50
Passenger vehicle garages	50
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40

NOTE:
COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH
IRC 2021 TABLE R602.3(1) – FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

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